

**The Department of Community Planning & Development**  
**City Hall, Lynchburg, VA 24504** **434-455-3900**

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** May 5, 2004  
**Re:** **CONDITIONAL USE PERMIT (CUP): 1901 Tate Springs Road**

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**I. PETITIONER**

Lynchburg General Hospital [Centra Health, Inc.], 3300 Rivermont Avenue, Lynchburg, VA 24503

**Representative:** Mr. Jeffrey Yentz, Centra Health, Inc., 3300 Rivermont Avenue, Lynchburg, VA 24503

**II. LOCATION**

The subject property is a tract of 22.54 acres located at 1901 Tate Springs Road.

**Property Owner:** Lynchburg General Hospital [Centra Health, Inc.], 3300 Rivermont Avenue, Lynchburg, VA 24503

**III. PURPOSE**

The purpose of this petition is to amend the previously approved master development plan to allow for a building addition to the existing Lynchburg General Hospital.

**IV. SUMMARY**

- Petition agrees with the *Comprehensive Plan*, in that private non-profit hospital uses are permitted in business districts.
- Petition agrees with the Zoning Ordinance in that private non-profit hospital uses are permitted in B-1 business districts upon approval of a CUP by the City Council.
- Petition proposes the expansion of the existing hospital use (Lynchburg General Hospital).

**The Planning Division recommends approval of the CUP petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends an Institutional use for the subject property. Institutional uses are described in the *Comprehensive Plan* as “religious, educational and other non profit entities (including private non-profit hospitals and service clubs/organizations) in the City”. Neighborhoods & Housing, Objective 1.C, states that all institutions should be encouraged to prepare master plans showing the location of existing and proposed facilities. Institutions are also encouraged to work with surrounding neighborhoods to ensure that the master plan will have neighborhood support.

The proposed building addition is expected to be constructed within the next five (5) years. The site improvements are considered to be “in-fill” development, as they will occur on property currently owned by the Centra Health. Representatives from Centra Health hosted a meeting on Wednesday, April 21, 2004 to present the plan for the addition; forty plus (40+) neighbors were in attendance. No opposition to this proposal was presented at the meeting. At the time

this report was submitted, the City's Planning Division had not received any public comment about the proposed project.

**Zoning.** The subject property was annexed into the City in 1926. The existing B-1, Limited Business District zoning was established in 1978 with the adoption of the current *Zoning Ordinance*. The submitted petition does not propose to change the existing B-1, Limited Business District zoning.

2. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed building and parking additions.
3. **Surrounding Area.** The following items have required City Council approval in the immediate area.
  - On June 12, 2001, Lynchburg City Council approved Lynchburg General Hospital's CUP petition for the construction of a Cath Lab Addition at 1901 Tate Springs Road.
  - On April 14, 1992 Lynchburg City Council approved Lynchburg General Hospital's CUP petition for an amendment to the Master Plan for expansion of the hospital at 1901 Tate Springs Road to include an eight (8) story patient tower, an emergency room service area, relocation of various existing operations, future building expansion and additional parking.
  - On August 13, 1985, Lynchburg City Council approved Lynchburg General Hospital's CUP petition for a Building Addition, Helistop and Child Care Center Playlot at 1901 Tate Springs Road.
4. **Site Description.** The subject property is a tract of 22.54 acres that currently includes the Lynchburg General Hospital facility. The site is bounded to the north by single-family homes and to the west and south by a combination of business and medical offices. Properties to the east of the site are owned by the petitioner and are currently undeveloped.
5. **Proposed Use of Property.** The purpose of the CUP is to allow the construction of an acute care Bed Tower on the Lynchburg General Hospital Campus. Of the 108 beds being constructed, 45 are being relocated from the Virginia Baptist Hospital campus to the Lynchburg General Hospital campus, 20 are currently at the Lynchburg General Hospital campus but will be converted from semi-private rooms to private rooms, and the remaining 43 will be new beds in operation. The bed tower will be a 5-story 160,000 square foot structure that includes a ground level entry with space to relocate and expand their current kitchen and cafeteria, 3 floors of 36 beds each, and one unoccupied shell floor. Services located on the bed floors will include orthopedics/neurosurgery, oncology services, and surgical services. To optimize the proximity of the bed tower to existing support functions (i.e., emergency room, radiology, surgery), the addition will be attached to the existing main entrance of the hospital.
6. **Traffic & Parking.** The proposed facility will likely have an impact on traffic along Tate Springs Road and Atherholt Road. The City's Traffic Engineer has determined that a traffic study based on present conditions will not provide adequate evidence of traffic needs for the development since neither the Bed Tower nor the proposed Atherholt Road Extension has been constructed. He has requested that a traffic study be conducted by the petitioner within 12 months immediately following the construction of the facility. A cost-share agreement between the petitioner and the City for the construction of necessary traffic safety measures may be possible.

The petitioner's current site plan defines the use of "bulb outs" and a combination of bollards and high visibility markings for the existing cross-walk at Thompson Drive for public safety and traffic calming. The measures have been discussed with and have met with the approval of the City's Traffic Engineer. At the request of the Planning Division, the petitioner will consider landscaping the "bulb outs" with the restriction that the vegetation be limited to two (2) feet in height to maintain pedestrian visibility.

Parking is sufficient for the proposed development. Parking requirements for Hospitals and Sanatoriums are defined in Section 35.1-25 of the City's Zoning Ordinance as one (1) space per three (3) patient beds plus one (1) space per resident doctor and one (1) space per three (3) staff members. Following construction of the proposed addition, the project will require 768 parking spaces. 840 on-site spaces and 393 off-site spaces will provide a total of 1,233 parking spaces for the project.

7. **Storm Water Management.** New impervious areas will exceed 1,000 square feet; as such, a stormwater management plan will be required for the construction. Stormwater management for the Bed tower site will be accomplished through the use of existing storm structures and piping with additional storm sewer "added as needed" in the reconfigured parking lot. Roof drainage will tie to this system by underground leader lines. It is anticipated that there will be little or no increase in impervious area between pre and post-development conditions so it is likely that underground storage pipes will be used on-site to satisfy the stormwater quantity requirements. Preliminary drainage calculations indicate that the receiving channel is adequate for the site's stormwater.

Stormwater quality will be addressed using the "Snout" type structural BMP device at each point where parking lot water enters the existing public underground stormwater conveyance system located in Tate Springs Road. The device is placed at the outlet pipes where stormwater is discharged from the parking areas to the public stormwater conveyance system. The "Snout" acts as an oil/water separator and allows any debris such as sediment and grit present in the stormwater to settle to the bottom of the drainage structure. Both the oils and debris can be removed through a regular maintenance schedule.

8. **Impact.** Lynchburg General Hospital is a 270-bed emergency and critical care center specializing in cardiology, emergency medicine, orthopedics, neurology, and neurosurgery. The proposed acute care Bed Tower addition is considered to be "in-fill" development and meets with the existing land-use of the subject property. Impacts of the proposed facility will be minimal.

New impervious areas for the proposed project will exceed 1,000 square feet; therefore, a stormwater management facility for quantity management will be required for the project. Since the stormwater will be managed underground, structural Best Management Practices (BMPs) will be used to improve water quality of the stormwater runoff from the site.

The new facility will likely generate more traffic along the adjacent roadways. The proposed plan incorporates traffic calming devices at the existing Thompson Drive cross-walk. Despite this improvement, it is difficult to quantify the long-term traffic impacts until the facility and the proposed Atherholt Road extension are in place. The City's Traffic Engineer has requested that a traffic study be conducted by the petitioner within 12 months immediately following the construction of the facility.

9. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on Tuesday, April 27, 2004. Comments related to the proposed additions were minor in nature and have or will be addressed by the developer prior to final site plan approval.
  10. **Conditions.** According to Section 35.1-15 (f) of the Zoning Ordinance, the Planning Commission or City Council may impose any conditions deemed necessary of appropriate in approving a CUP.
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#### VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to the City Council approval of the petition of Lynchburg General Hospital for construction of a building addition in an B-1, Limited Business District, subject to the following conditions.

1. The petitioner will conduct a traffic study within 12 months immediately following the construction of the building addition.
2. Required landscaping shall be provided within landscaped islands in the proposed parking lot and along the foundation of the building. Additional landscaping shall also be added to the “bulb outs” at the traffic crossing on Thompson Drive; vegetation at the traffic crossing shall not exceed 2 feet in height. Species and height requirements will be subject to the approval of the City Planner and the Urban Forester.
3. All lighting will be non directional and glare shielded to prevent direct illumination across the property lines.

This matter is respectfully offered for your consideration.

William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Ms. Rachel O. Flynn, Director of Community Planning & Development  
Mr. Bruce A. McNabb, Director of Public Works  
Mr. R. Douglas DeJarnette, Fire Marshal  
Ms. Judith C. Wiegand, Senior Planner  
Mr. J. Lee Newland, Director of Engineering  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Commissioner  
Mr. Arthur L. Tolley, Zoning Official  
Mr. Robert S. Fowler, Zoning Official  
Mr. Kent L. White, Environmental Planner  
Mr. Jeffrey Yentz, Petitioner/Representative

## **VII. ATTACHMENTS**

1. Vicinity Zoning Pattern  
(see attached map)
2. Vicinity Proposed Land Use  
(see attached map)
3. Site Plan  
(see attached site plans)